



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

January 4, 2016

1511-PUD-23

Exhibit 1

**Petition Number:** 1511-PUD-23

**Subject Site Address:** *Northwest corner of Gray Road and Guerin Way*

**Petitioner:** Bridgewater Masters, LLC by H. Gibson Land Surveying,

**Request:** Petitioner requests amendments to the Bridgewater PUD Ordinance to modify the development standards for a portion of Parcel J, specifically to allow the construction of detached townhome units.

**Current Zoning:** Bridgewater PUD District

**Current Land Use:** Vacant

**Approximate Acreage:** 1.72 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Conceptual Site Plan
4. Building Character Exhibit – Front Elevations
5. Building Character Exhibit – Enhanced Side Elevation
6. Building Character Exhibit – Enhanced Rear Elevations
7. Bridgewater PUD Amendment, Ord. 15-36 (current version)
8. Bridgewater PUD Amendment, Ord. 15-36 (redline version)
9. Bridgewater PUD Ordinance, Ord 06-49 (original PUD)
10. Public Comment (prior to Public Hearing)
11. Bridgewater Gardens HOA Letter of Support, 12/16/15

**Staff Reviewer:** Kevin M. Todd, AICP

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**PROCEDURAL**

City Council: The PUD Amendment Ordinance was introduced to the City Council at the November 9, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The petition received a public hearing at the December 7, 2015 Advisory Plan Commission (the “APC”) meeting. Notice of the December 7, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

Action: The APC may forward a recommendation for approval to the City Council at its November 2, 2015 meeting.

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## **STATUTORY CONSIDERATIONS**

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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## **PROJECT OVERVIEW**

Location: This subject property (the “Property”) is approximately 1.72 acres +/- in size and is within the Bridgewater Townhomes area (Bridgewater Parcel J), located at the northwest corner of Gray Road and Guerin Way (see Exhibit 2).

Project Overview: The Petitioner is requesting to modify the Bridgewater Parcel J development standards to allow for the development of thirty-six (36) detached townhomes (the “Proposal”). The townhome area was initially developed in 2003 as a traditional attached townhome development (0308-DP-22). Five (5) of the originally-planned thirteen (13) townhome buildings have been built. The remaining eight (8) building sites (Blocks A, E, H, J, K, L, M and N of Parcel J) have remained vacant and undeveloped for several years. Building the proposed project would also include completing the installation of the previously-planned streets and other infrastructure.

The Proposal modifies development standards, establishes architectural requirements, establishes landscaping requirements, and includes character exhibits of the proposed townhome units. The Proposal would reduce the total number of townhome units by five (5).

The petitioner held neighborhood meetings on November 12, 2015, and December 10, 2015. Following the December 10, 2015 neighborhood meeting, the Bridgewater Gardens HOA (adjacent to the north) submitted a letter of support of the project (see **Exhibit 9**)

Comprehensive Plan: The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Existing Suburban Residential area. Attached and detached dwellings are appropriate within the Existing Suburban Residential area. Infill projects that are compatible with the surrounding area are encouraged within the Existing Suburban Residential area.

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### **MODIFICATIONS SINCE THE PUBLIC HEARING**

1. Anti-monotony language (Section 5) was modified to align with the City's streetscape diversity standards in the UDO.
2. Garage door/garage door window standards (Section 4.9) and exhibits (Exhibit I) were added to the amendment.
3. The Concept Plan (Exhibit A) was modified to reflect the lots that require enhanced rear elevations.
4. Guest parking north of Unit 36 was removed from the plan, per neighborhood discussions.
5. An exhibit showing the future building pads was added to the amendment (Exhibit B).
6. Landscaping detail exhibits were added to the amendment (Exhibit F & G).
7. Exhibit for architecturally-enhanced rear elevations were added to the amendment (Exhibit H-1 & H-2).

In addition to the changes made to the PUD Ordinance, the Bridgewater Gardens HOA submitted a letter of support of the project (see **Exhibit 9**).

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### **DEPARTMENT COMMENTS**

If the Plan Commission is satisfied with the proposal and the revisions made since the public hearing, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).